

## \$239,000 - 12217 91 Street, Edmonton

MLS® #E4431407

**\$239,000**

2 Bedroom, 1.00 Bathroom, 758 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to this beautifully updated 2-bedroom home, perfectly situated on a peaceful, tree-lined street. Upon entering you are greeted by the living room and 2 bedrooms. The kitchen has been thoughtfully updated, featuring upgraded stainless-steel appliances, and a modern-farmhouse sink, seamlessly connected to a cozy dining area. This home also includes a stylish 4-piece bathroom and a convenient stacked laundry setup for added functionality. Outside, you'll find a single detached garage and a fenced yard with a deck. Close to all amenities, walking trails and quick access to the Yellowhead this home is the perfect starter home or rental!

Built in 1925

### Essential Information

MLS® #	E4431407
Price	\$239,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	758
Acres	0.00
Year Built	1925
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12217 91 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4C4

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 2:17pm MDT